

133.0

0006

0010.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 999,100 /

USE VALUE: 999,100 /

ASSESSed: 999,100 /

Total Card /

Total Parcel

999,100

999,100

999,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

46

TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROODSAZ MEHRAN MOHAMADIAN

Owner 2: ABDOLLAHI SHAHLA

Owner 3:

Street 1: 46 TEMPLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

7458.000

417,800

1,900

579,400

999,100

Total Card

0.171

417,800

1,900

579,400

999,100

Total Parcel

0.171

417,800

1,900

579,400

999,100

Source: Market Adj Cost

Total Value per SQ unit /Card: 408.13

/Parcel: 408.13

Legal Description

User Acct

85696

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

03/17/09

Parcel ID

133.0-0006-0010.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

417,800

1900

7,458.

579,400

999,100

Year end

12/23/2021

2021

101

FV

405,600

1900

7,458.

579,400

986,900

Year End Roll

12/10/2020

2020

101

FV

405,700

1900

7,458.

579,400

987,000

987,000

Year End Roll

12/18/2019

2019

101

FV

320,800

1900

7,458.

611,600

934,300

934,300

Year End Roll

1/3/2019

2018

101

FV

320,800

1900

7,458.

450,600

773,300

773,300

Year End Roll

12/20/2017

2017

101

FV

320,800

1900

7,458.

431,300

754,000

754,000

Year End Roll

1/3/2017

2016

101

FV

320,800

1900

7,458.

399,100

721,800

721,800

Year End

1/4/2016

2015

101

FV

313,300

1900

7,458.

334,700

649,900

649,900

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Owner 1: KING PENNEY REISSIS ETAL/ TRS -

Owner 2: REISSIS IRREVOCABLE TRUST -

Street 1: 46 TEMPLE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having original Hard Board Exterior and 2448 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

OTHER ASSESSMENTS

PROPERTY FACTORS

Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

7458

Sq. Ft.

Site

0

90.

0.86

10

579,364

579,400

LAND SECTION (First 7 lines only)

BUILDING PERMITS

ACTIVITY INFORMATION

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

8

Ledge

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

2/23/2021

196

Dormers

38,000

O

Date

Result

By

Name

3/24/2021

SQ Mailed

MM

Mary M

3/17/2009

Inspected

163

PATRIOT

2/9/2009

Measured

294

PATRIOT

11/6/2000

Hearing Chag

201

PATRIOT

11/3/1999

Meas/Inspect

264

PATRIOT

1/1/1982

MS

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.17121

Total SF/SM: 7458

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 579,364

Spl Credit

Total: 579,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

AssessPro Patriot Properties, Inc